

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	324 Aspen Street, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	May 26, 2016	X Concept Review
H.P.A. Number:	16-372	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Owner Allison Jones seeks the Board' review of a concept to add to the rear of this modest Takoma Park home. The house was constructed in 1924 along with three others on the lots to the immediate east. The small frame cottages are set on rusticated concrete block foundations with alternating flat roofed porches and arched portico entrances. The subject property is on the corner of Aspen and 4th Street and is fully visible on three sides with a sliver view on the east side between it and the abutting house.

Proposed Addition

The plans call for the demolition of the rear 1-story wing and the rear wall of the house. An extension of the existing cross gable roof at its full 1½ story height would be added at the rear, clad in aluminum siding to match the existing. The roughly 8' deep addition would feature shed roofed dormers on either side with small banked windows. A deck with cable railing would further extend into the rear yard by 11 feet and a new areaway would lead down to a basement door on the west side.

The main block will remain intact with minor restorative repairs and new matching windows in the existing openings.

Evaluation

The addition is compatible in form, massing, scale, and details with the house and the surrounding historic district. The addition does not result in an inordinate amount of demolition, retains the overall form of the house, and will not overwhelm its diminutive size. In general, the design takes its fenestration cues from the existing house, using multi-light windows within appropriately scaled window openings.

As the plans move toward permitting, the staff encourages the use of wood or hardiplank siding as a more appropriate material in a historic district. Also recommended is the reuse of displaced rusticated concrete block at the new foundation, of possible, and consideration of two pairs of casements and multi-light rear doors as more contextual rear fenestration to the proposed.

Recommendation

The HPO recommends that the Board approve the concept as compatible with the Takoma Park Historic District and consistent with the purposes of the preservation act and delegate final approval to staff.